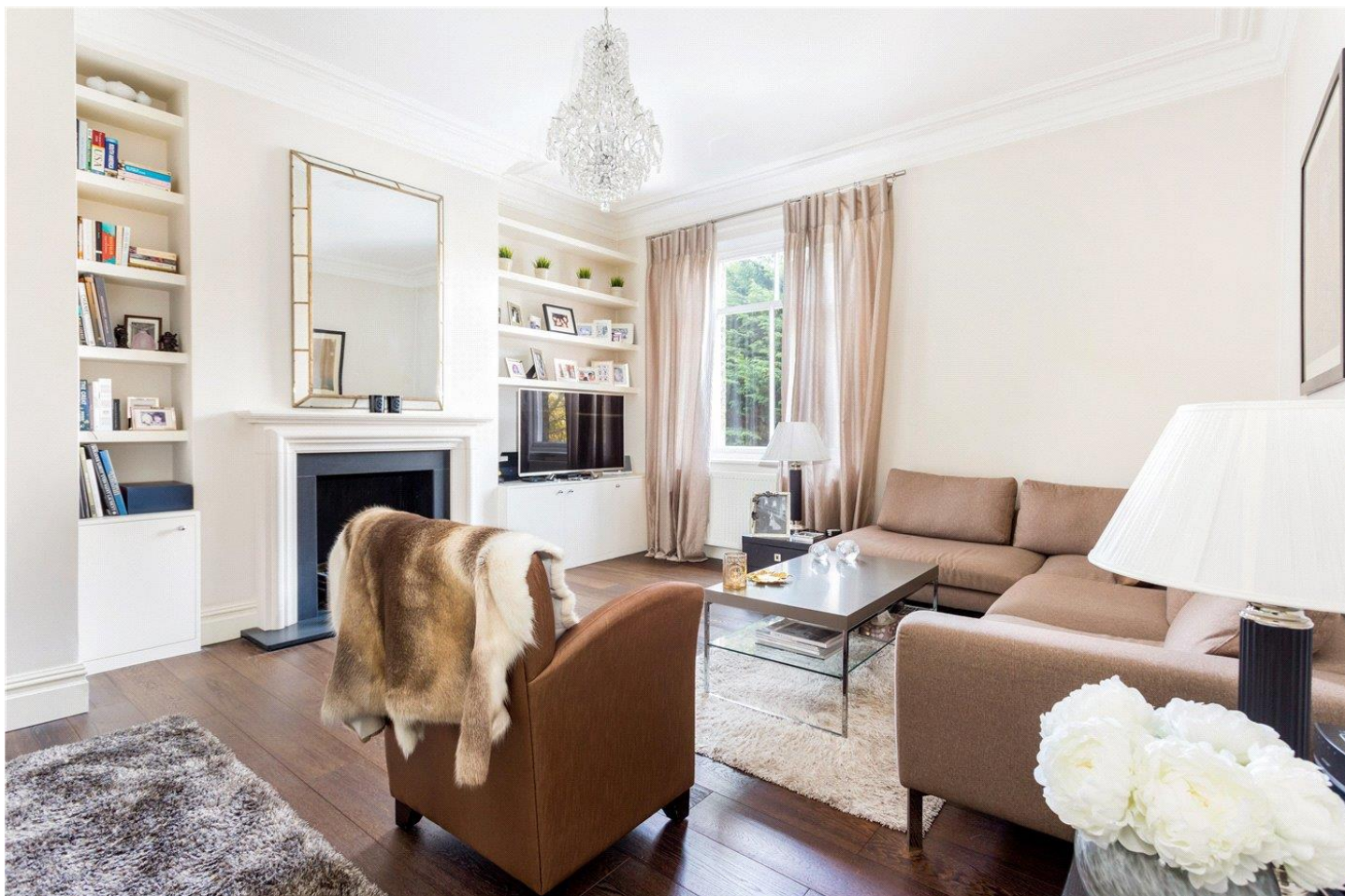




## CASTLEBAR HILL, W5 £799,950 LEASEHOLD

Lease: 999 years from 1978 (approx. 951 years remaining)

Ground rent: £0 per annum

Service Charge: £1,944 per annum

*(Information Supplied by vendor)*

EPC: D

Council Tax Band: E

Ealing & Acton | 0208 896 0123 | [ealing@winkworth.co.uk](mailto:ealing@winkworth.co.uk)

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## DESCRIPTION:

Set within a well-maintained building and offering over 900 square feet of versatile living space, this generously proportioned two-bedroom flat presents an excellent opportunity for buyers seeking comfort, convenience, and space. The property features two well-sized double bedrooms, a bright and airy reception room perfect for entertaining, a separate fully fitted kitchen, and a modern family bathroom. Thoughtfully laid out and ideal for both couples and small families, the home also benefits from ample storage and a practical layout that separates living and sleeping areas. Further highlights include a long lease, Off-street parking and access to a large, well-kept communal garden – perfect for relaxing or enjoying outdoor gatherings. Ideally located within a mile of both West Ealing and Ealing Broadway stations, the property offers excellent transport links via the Elizabeth Line, Central and District lines, placing Central London and Heathrow within easy reach. The garage has a 999 year lease.

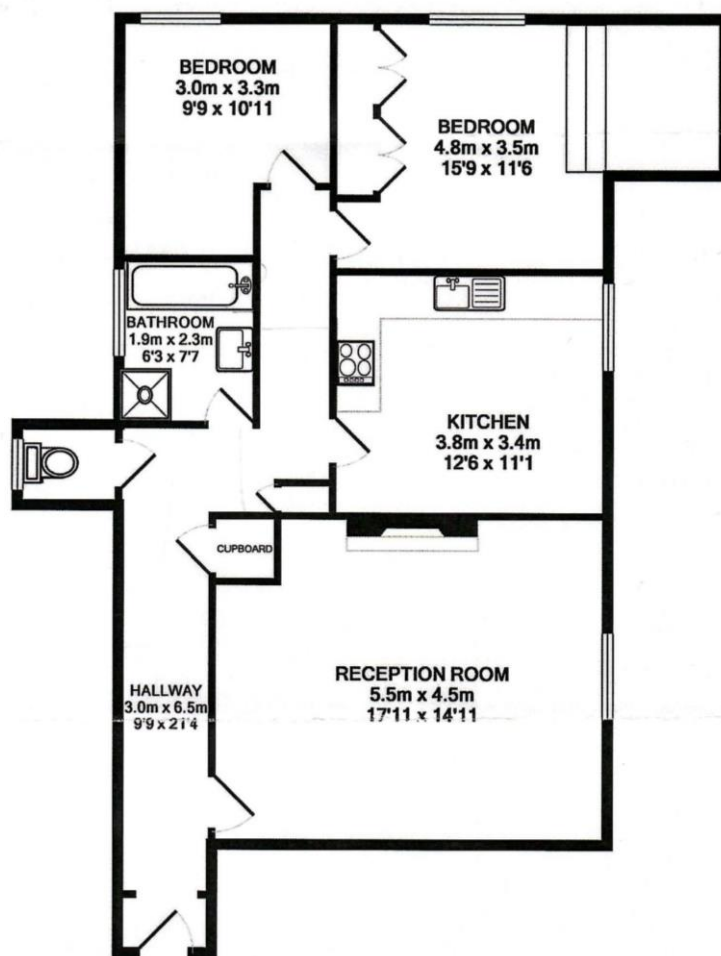


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TOTAL APPROX. FLOOR AREA 84.3 SQ.M. (907 SQ.FT.)

KeyHPS Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyHPS please visit [www.keyhps.com](http://www.keyhps.com) (Tel: 0845 475 4102) Made with Metropix (c)2009

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold

**Term:** 951 year and 11 months

**Service Charge:** £1,944 per annum (subject to increase)

**Ground Rent:** £0 per annum (subject to increase)

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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